

REAL ESTATE LIEN NOTE

GF# 2200122TW

Date: April 1st, 2022

Maker: ALLIANCE FARM AND RANCH LLC

Maker's Mailing Address: 9823 Frisiant Blvd Dr, Spring, TX 77379
(Harris) County)

Payee: ERIK C. OSTRANDER and DARLA OSTRANDER

Place for Payment: 801 Ivy Ln., Carroll Hills, TX 78207
() County)

Principal Amount: THREE MILLION EIGHT HUNDRED THOUSAND SIX HUNDRED THIRTY-SIX AND NO/100 DOLLARS (\$3,800,636.00)

Annual Interest Rate on Unpaid Principal from Date: Six percent (6%) per annum. Interest will begin accruing 30 days prior to the first payment date as shown below.

Maturity Date: April 1, 2024

Annual Interest Rate on Matured, Unpaid Amounts: One and one-half percent (1.5%) per month or the highest lawful rate, whichever is less

Terms of Payment (principal and interest):

Principal and interest shall be due and payable in monthly installments of TWENTY-THREE THOUSAND EIGHTY-TWO AND 70/100 DOLLARS (\$23,082.70) or more each, payable on the first day of each and every calendar month, beginning May 1, 2022 and continuing regularly thereafter until April 1, 2024, when the entire balance hereof, principal and interest then remaining unpaid, if any, shall be then due and payable. Interest will be calculated on the unpaid principal to the date of each installment paid. Payments will be credited first to the accrued interest and then to reduction of the principal.

THIS NOTE WILL BE DUE IN FULL ON APRIL 1, 2024. THE PAYEE HEREIN DOES NOT REPRESENT THAT IT WILL REFINANCE THIS LOAN AT MATURITY. MAKER MAY BE REQUIRED TO PAY OFF THIS NOTE FROM PERSONAL FUNDS, OTHER ASSETS, OR SEEK REFINANCING FROM ANOTHER LENDER.

Security for Payment:

A vendor's lien and superior title expressly retained in deed of even date herewith executed by ERIK C. OSTRANDER and DARLA OSTRANDER to the Maker(s) hereof upon the hereinafter described real property and is additionally secured by a Deed of Trust to BRENT A. LANE, Trustee, to-wit:

ALL THAT CERTAIN 72.9553 ACRE TRACT OF LAND SITUATED IN THE MATTHEW CARTWRIGHT SURVEY, ABSTRACT NO. 151 AND THE ARCHIBALD HODGE SURVEY, ABSTRACT NO. 18, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALL 363.560 ACRE TRACT DESCRIBED IN DEED FILED FOR RECORD IN VOLUME 720, PAGE 857 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 72.9553 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED FILED FOR RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE (MCCF) NO.

INITIALED FOR IDENTIFICATION



Email: brent@beardlane.com

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